

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of March 14, 2024



Cook County

+ 7.5%

Change in
New Listings
All Properties

+ 4.7%

Change in
Closed Sales
All Properties

- 18.2%

Change in
Inventory of Homes
All Properties

Detached Single-Family

| | February | | | Trailing 12 Months | | |
|--|-----------|------------------|---------|--------------------|------------------|---------|
| | 2-2023 | 2-2024 | + / - | 2-2023 | 2-2024 | + / - |
| New Listings | 3,072 | 3,227 | + 5.0% | 52,745 | 42,538 | - 19.4% |
| Under Contract (includes Contingent and Pending) | 2,121 | 2,146 | + 1.2% | 29,363 | 26,326 | - 10.3% |
| Closed Sales | 1,439 | 1,509 | + 4.9% | 30,468 | 26,389 | - 13.4% |
| Median Sales Price* | \$298,000 | \$315,000 | + 5.7% | \$330,000 | \$330,000 | 0.0% |
| Average Sales Price* | \$388,578 | \$414,428 | + 6.7% | \$446,991 | \$442,094 | - 1.1% |
| Percent of Original List Price Received* | 95.4% | 97.0% | + 1.7% | 98.4% | 98.2% | - 0.2% |
| Average Market Time | 80 | 71 | - 11.3% | 46 | 55 | + 19.6% |
| Inventory of Homes for Sale at Month End | 5,387 | 4,218 | - 21.7% | -- | -- | -- |

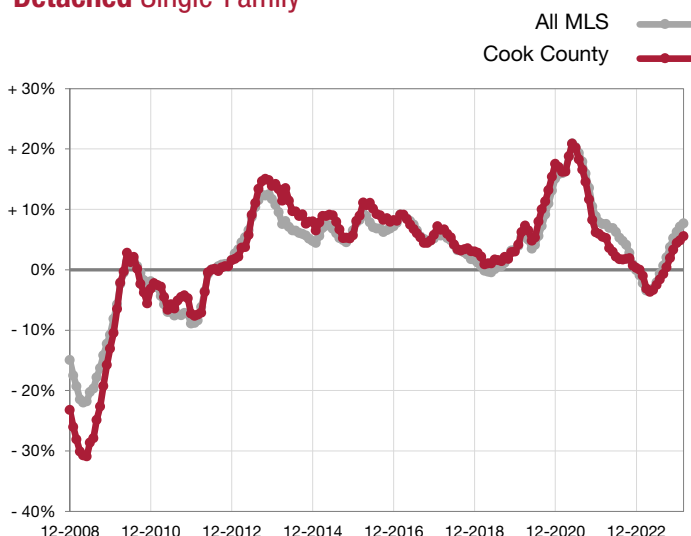
Attached Single-Family

| | February | | | Trailing 12 Months | | |
|--|-----------|------------------|---------|--------------------|------------------|---------|
| | 2-2023 | 2-2024 | + / - | 2-2023 | 2-2024 | + / - |
| New Listings | 2,786 | 3,068 | + 10.1% | 45,150 | 36,091 | - 20.1% |
| Under Contract (includes Contingent and Pending) | 2,054 | 2,013 | - 2.0% | 27,109 | 22,954 | - 15.3% |
| Closed Sales | 1,319 | 1,380 | + 4.6% | 28,541 | 23,223 | - 18.6% |
| Median Sales Price* | \$260,000 | \$290,000 | + 11.5% | \$274,999 | \$285,000 | + 3.6% |
| Average Sales Price* | \$333,729 | \$375,844 | + 12.6% | \$359,990 | \$374,431 | + 4.0% |
| Percent of Original List Price Received* | 96.9% | 98.1% | + 1.2% | 98.2% | 98.7% | + 0.5% |
| Average Market Time | 80 | 68 | - 15.0% | 54 | 52 | - 3.7% |
| Inventory of Homes for Sale at Month End | 4,166 | 3,595 | - 13.7% | -- | -- | -- |

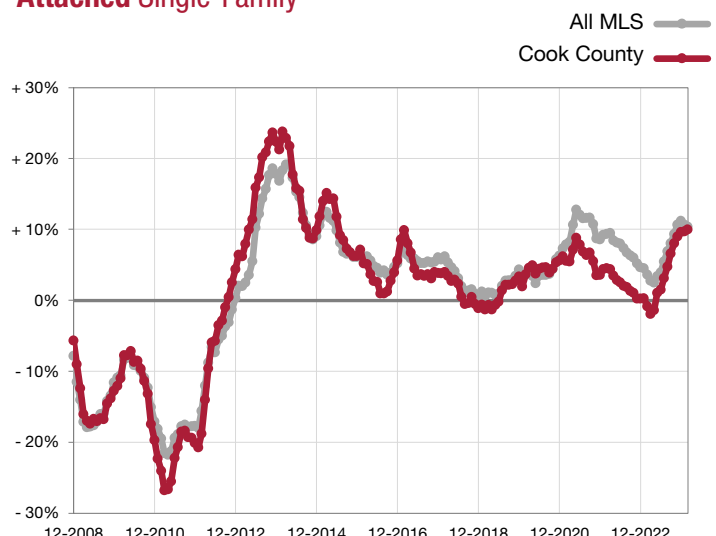
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.